Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/24 Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale pi	rice							
Median price	\$695,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2020	to	31/12/2020		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/1260 Dandenong Rd MURRUMBEENA 3163	\$811,600	25/11/2020
2	2/32-34 Truganini Rd CARNEGIE 3163	\$780,600	12/12/2020
3	2/13 St Huberts Rd CARNEGIE 3163	\$754,001	27/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/02/2021 15:55





Ari Levin



Property Type: Unit Agent Comments

9573 6100 0407 412 142 arilevin@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price December quarter 2020: \$695,000

Comparable Properties



3/1260 Dandenong Rd MURRUMBEENA 3163 Agent Comments (REI/VG)



Price: \$811,600 Method: Private Sale Date: 25/11/2020 Property Type: Unit

2/32-34 Truganini Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$780,600 Method: Sale Date: 12/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/13 St Huberts Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$754,001 Method: Sold Before Auction Date: 27/11/2020 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.